



Weekly Permit Bulletin

November 10, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

[Cougar Ridge West VMP](#)

Location: 16257 SE Cougar Mountain Way

Subarea: Newcastle

File Number: 16-141706-LO

Description: Application for Critical Areas Land Use Permit approval to restore degraded conditions of a wetland and stream buffer located in Tract A of the Cougar Ridge West subdivision, and is associated with hazard tree abatement operations that were performed under COB permit 14-125562-GJ.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 12, 2016

Completeness Date: October 12, 2016

Applicant: Jarod Emerson, Signature Landscape Services, 425-471-2129

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[5629 Pleasure Point Ln](#)

Location: 5629 Pleasure Point Ln

Subarea: Factoria

File Number: 16-144111-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing residence and structures and construct a new house and associated improvements within the 75-foot toe-of-slope setback from a steep slope critical area.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 12, 2016

Completeness Date: November 4, 2016

Applicant Contact: Ed Horner, Horner Design Associates, 425-226-8281, ed@hornerdesign.net

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Bryant Residence](#)

Location: 701 Shoreland Dr. SE

Subarea: Southwest Bellevue

File Number: 16-144424-LO

Description: Application for Critical Areas Land Use Permit approval to demolish an existing residence, improvements, and remove trees to construct a new house, associated improvements, and vegetation replanting within a steep slope critical area, 50-foot top-of-slope buffer, 75-foot toe-of-slope setback, 25-foot shoreline buffer, and 25-foot shoreline structure setback.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 19, 2016

Completeness Date: November 4, 2016

Applicant Contact: Brie Nakamura, Ripple Design Studio, 206-913-2333, brie@rippledesignstudio.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Joyce Short Plat

Location: 16729 SE Newport Way
Subarea: Newcastle
File Number: 15-129877-LN
Description: Preliminary Short Plat approval to subdivide a 32,530 square foot parcel into two (2) lots within the R-3.5 single-family residential land use district.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Exempt
Appeal Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: December 16, 2015
Completeness Date: January 13, 2016
Notice of Application Date: January 28, 2016
Applicant: Mary & Norlin Joyce
Applicant Contact: Andy McAndrews, Terrane, 425-458-4488, AndyM@Terrane.net
Planner: Laurie Tyler, 425-452-2728
Planner Email: lytler@bellevuewa.gov

NOTICE OF DECISION

Ngan/Young Short Plat Amendment

Location: 10618 NE 12th Pl
Subarea: North Bellevue
File Number: 16-126215-LF
Description: Land Use approval of an amendment to the Belway Addition No. 3 plat to modify an easement.
Approvals Required: Land Use approval and ancillary permits and approvals
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Exempt
Appeal Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: March 3, 2016
Completeness Date: April 26, 2016
Notice of Application Date: October 20, 2016
Applicant: Milton Ngan and Pearl Young

Applicant Contact: Andy McAndrews, Terrane, 425-233-6089, andym@terrane.net
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

Mao Residence Tree Removal

Location: 1807 134th Ave SE
Subarea: Richards Valley
File Number: 16-128569-GJ
Description: Land Use approval to remove 6 hazardous red alder trees located in a Type-F stream and wetland buffer.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.
Appeal Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: March 30, 2016
Completeness Date: May 9, 2016
Notice of Application Date: May 19, 2016
Applicant: Jianning Mao
Applicant Contact: Favero Greenforest, Greenforest Inc., 206-723-0656, greenforestinc@mindspring.com
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

Transient Rentals of Single Family Homes Code Interpretation

Location: City-wide
Subarea: City-Wide
File Numbers: 16-141664-DA
Description: Formal Land Use Code Interpretation (Part 20.30K LUC). Applicant seeks a formal code interpretation of the Land Use Code regarding whether non-owner-occupied, transient rentals of single family homes in Bellevue are properly classified as Rooming Houses pursuant to LUC 20.50.044 and thus, should be regulated consistent with LUC 20.20.700 and other applicable provisions of the LUC.
Decision: Formal Code Interpretation
SEPA: Exempt
Appeal Period Ends: November 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Applications: September 9, 2016
Completeness Date: September 9, 2016
Notice of Application Date: October 13, 2016
Applicant: The City of Bellevue Code
Compliance Section of the Development
Services Department
Applicant Contact: Tom Campbell, 425-452-
6985, tcampbell@bellevuewa.gov
Planner: Trisna Tanus, 425-452-2970
Planner Email: ttanus@bellevuewa.gov